045.A	0007	0005.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	434,500	/	434,500
USE VALUE:	434,500	/	434,500
ASSESSED:	434,500	/	434,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MANSFIELD JOSHUA D &
Owner 2:	MANSFIELD JENNIFER L
Owner 3:	
Street 1:	44-46 FRANKLIN ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD JOSHUA D -
Owner 2:	STEINBERG JENNIFER L -
Street 1:	44-46 FRANKLIN ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	431,400	3,100		434,500
Total Card	0.000	431,400	3,100		434,500
Total Parcel	0.000	431,400	3,100		434,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.13 | /Parcel: 365.1

Legal Description

User Acct 290396

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 07/11/18

PREVIOUS ASSESSMENT

Parcel ID 045.A-0007-0005.1

!15532!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	424,900	3100	.		428,000	428,000	Year End Roll	12/18/2019
2019	102	FV	434,200	3100	.		437,300	437,300	Year End Roll	1/3/2019
2018	102	FV	383,300	3100	.		386,400	386,400	Year End Roll	12/20/2017
2017	102	FV	349,000	3100	.		352,100	352,100	Year End Roll	1/3/2017
2016	102	FV	349,000	3100	.		352,100	352,100	Year End	1/4/2016
2015	102	FV	322,100	3100	.		325,200	325,200	Year End Roll	12/11/2014
2014	102	FV	307,100	3100	.		310,200	310,200	Year End Roll	12/16/2013
2013	102	FV	307,100	3100	.		310,200	310,200		12/13/2012

PRINT

Date	Time
12/11/20	05:14:29

LAST REV

Date	Time
07/11/18	15:09:03

danam

15532

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD JOSHU	65855-285		8/4/2015	Convenience	1	No	No		
VOGES ROBERT E,	54264-314		2/5/2010		320,500	No	No		
VOGES ROBERT E,	49397-221		5/3/2007	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	517	Porch	6,350	C				
8/12/2015	1126	Redo Bas	20,000		8/12/2015			Construct finished
7/21/2015	984	Alterati	700		7/21/2015			Remove wall.
3/30/2012	295	Manual	2,616					wall insulation
12/21/2011	1879	Manual	2,083					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Measured	DGM	D Mann
2/5/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7916													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	37.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.04958200
Adj $ / SQ:	417.996
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530020
Depreciation:	98584
Depreciated Total:	431436

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	397.10
Special Features:	0	Val/Su Net:	362.52
Final Total:	431400	Val/Su SzAd	362.52

SKETCH

UnSketched SubAreas:
GLA: 1190,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,190	418.000	497,415

Net Sketched Area:	1,190			Total:	497,415
Size Ad	1190	Gross Are	1190	FinArea	1190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.A-0007-0005.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1927	28.89	T	40	102			3,100			3,100

More: N	Total Yard Items:	3,100	Total Special Featues:		Total: 3,100